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# WEST CROFT

WAKEFIELD ROAD





## AN IMMACULATE FAMILY HOME

The first impressions of West Croft provide a picture-perfect vision of a dream family home from the moment you enter the gates. Its sweeping, gravelled drive takes you past seemingly endless and beautifully kept gardens which burst into life in Spring. The exterior of the double-fronted 1930s build, with its signature bay windows, is equally attractive. Detached, set back from the roadside and field views mean peace and privacy is guaranteed. Inside, you'll discover well-proportioned and versatile reception rooms, four bedrooms plus a family bathroom and office on the first floor. The benefit of the property being currently vacant is the ability to see your vision come to life against a blank canvas.





## A GRAND ENTRANCE

Enter the impressive reception hall via the original arched front door which has seen visitors come and go for almost a century. Dual-aspect windows and the open turned staircase allow for plenty of light and a welcoming atmosphere, while the panelling and picture rail detailing on the walls adds an interesting dynamic to the otherwise neutral space. Period style mahogany internal doors complement the character and can be found throughout the ground floor.



# A MODERNISED COUNTRY KITCHEN

The engineered oak flooring continues seamlessly from the reception hall to the breakfast kitchen, passing the ground floor W/C on the way which features retro duck egg blue sanitary ware. A long, gallery-style kitchen boasts a country cottage aesthetic combining neutral, cream shaker-style cabinetry with wooden accents and granite worktops. Modern appliances include a timeless Rangemaster cooker, an integrated microwave and wine cooler, as well as a concealed fridge. By the kitchen access door, there is also a corner utility area to keep the laundry tucked away and readily positioned to head straight outside. With ample space for a dining table in here and a set of French doors that open onto the patio, this becomes the perfect family space for socialising over breakfast and maximising the opportunity for al fresco dining in the summer months.





## ROOMS WITH A VIEW

Across the hallway is the largest of the ground floor reception rooms – occupying the first of the grand bay windows offering stunning views out to the sprawling lawns and rural landscape beyond. Naturally, this room is drenched with daylight as the bay is accompanied by two further tall windows either side of the marble fireplace. When the darker nights roll in, it's hard not to imagine the fire crackling beside the glow of the festive lights and the Christmas tree taking centre stage here.





## A PLACE FOR CELEBRATIONS

The formal dining room is connected via panelled double doors which add versatility to the social spaces and allows the lounge to become more of an open-plan layout with soft grey carpets flowing between the two. Many parties and celebrations have been hosted here due to the built-in alcove cabinets offering the perfect spot for a corner bar. A second set of French doors open out to the stone patio beneath the central porch with steps leading down to the gorgeous garden. Completing the ground floor is the snug, characterised by the second striking bay window and where the third and final French doors can be found. A traditional marble fire surround adds interest, while full height built-in bookshelves could be utilised for a home library, downstairs office or even as playroom storage.





## HEAD UPSTAIRS

Arrive on the first floor where the style is cohesive to the downstairs. At the top of the gallery landing, panelled mahogany doors lead to the four bedrooms - the largest of course being the wonderful master bedroom. Each bedroom benefits from neutral blank canvas decor, large or dual-aspect windows and contains built-in wardrobe storage plus a wash basin plumbed in, except for the master which resides opposite the W/C.





## MAXIMISING SPACE

A dedicated office space on the first floor is a perfect size for working from home. With a glimpse of the original beams for added character and floor to ceiling storage cupboards, this bonus space could also be reconfigured as a dressing room or first floor laundry room. The bathroom maximises every inch of space available, resulting in a three-piece suite with fitted bathtub and separate double shower enclosure nestled into the eaves. Enough storage space for each member of the family can be found under the wide wash basin, and a modern column radiator finishes the room. The toilet is traditionally separate which is convenient for a busy family.





# AN ACRE IS ALL YOURS

As you step down to the vast sweeping lawns beyond the manicured hedges, don't forget to turn back to admire the wonderful aspect of the property in all its glory. Ahead of you, is a perfectly kept open area for the children to play and green fingered folk to potter. A detached double garage and a small shed is in situ, with room for a larger greenhouse by the orchard and vegetable plot, should your hobbies need extra workspace. Completing the tranquil setting is a large pond area with a stone paved edging – a lovely little sun trap and a peaceful corner to while away with a book or something refreshing on a warm afternoon.

After having caught a glimpse of the glorious gardens from your tour of the accommodation, it's time to step outside to truly appreciate the amount of outdoor space on offer exceeding an acre in total. Surrounded by mature trees and enviable countryside views beyond your boundary, this is a special space where family memories are sure to be created. The Indian stone patio wraps the whole way around the house to provide easy access to the multiple entrances but also practical storage areas and welcome seating areas for hosting and dining.





## AREA TO EXPLORE

Set on the edge of open West Yorkshire countryside, your new home here on the edge of Pontefract sits alongside one of the region's biggest attractions in Farmer Copley's. Just a short walk away, you'll be able to enjoy this well regarded hotspot for its seasonal events such as their sunflower field, pumpkin picking and the annual circus. Opposite your gated entrance is the King's Croft hotel, a traditional wedding venue and known for their evening highlights including musical themed dinners and parties. The village itself is relaxed while remaining exceptionally well connected – a combination that continues to attract families and professionals alike. With a strong sense of community and plenty of green space on the doorstep, it's an ideal setting for those looking to enjoy a quieter pace of life without feeling cut off. For day-to-day living, the market town of Pontefract is on your doorstep and provides a wide range of amenities including supermarkets, independent shops, cafés and traditional pubs. Well regarded local eateries and social activities can also be found in surrounding villages such as Ackworth and Wentbridge – both within a 10-minute drive. Outdoor and leisure opportunities are plentiful. Residents enjoy easy access to countryside walks, bridleways and green open spaces, while Pontefract Park and Fairburn Ings Nature Reserve provide everything from race days to scenic wildlife trails. Multiple leisure centres, gyms and sports clubs further enhance the area's lifestyle appeal. Families are particularly drawn to Pontefract for its access to a range of local primary and secondary schools, along with further education options nearby. Excellent transport links add to the towns practicality, with quick road access to the A1(M) and M62, and regular rail services from three local railway stations connecting to Leeds, Wakefield, Sheffield and beyond.

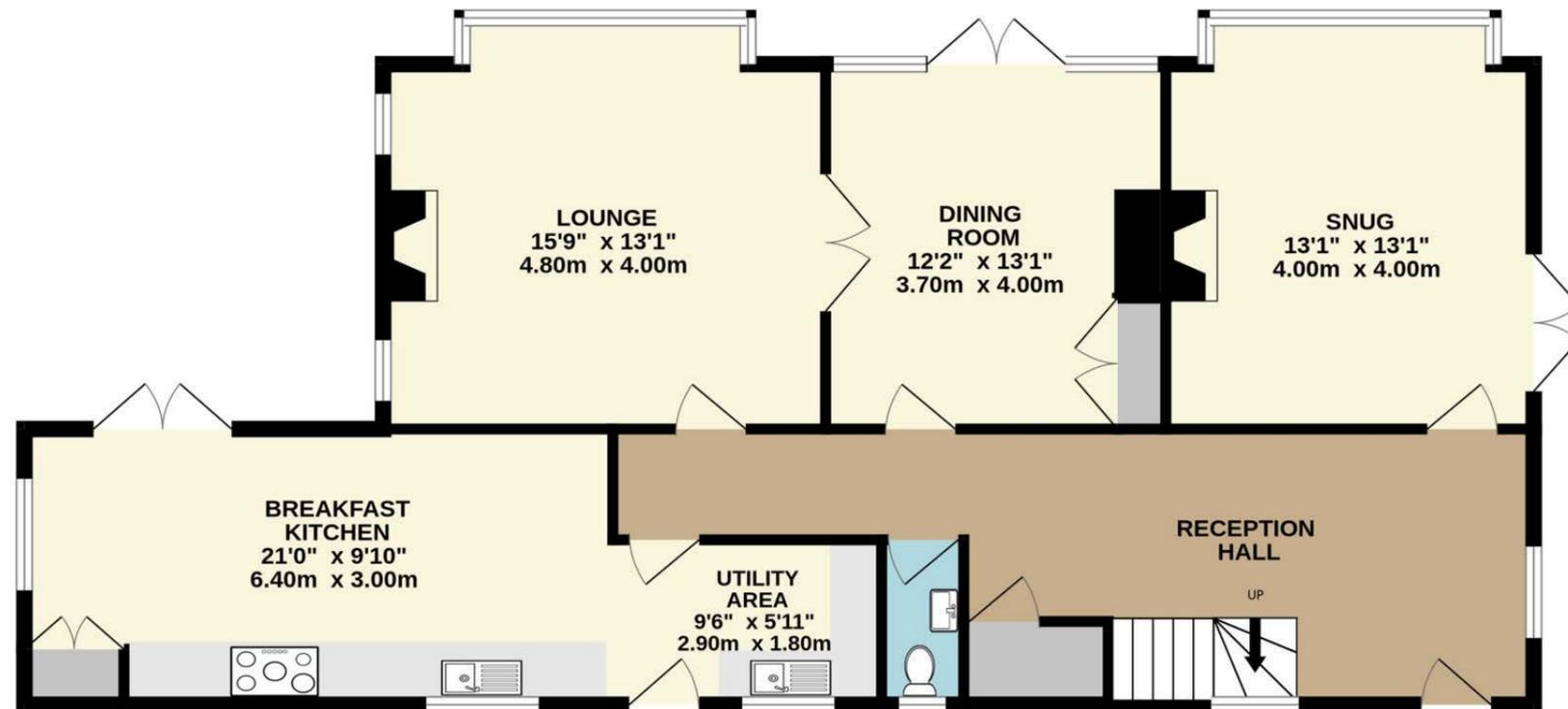




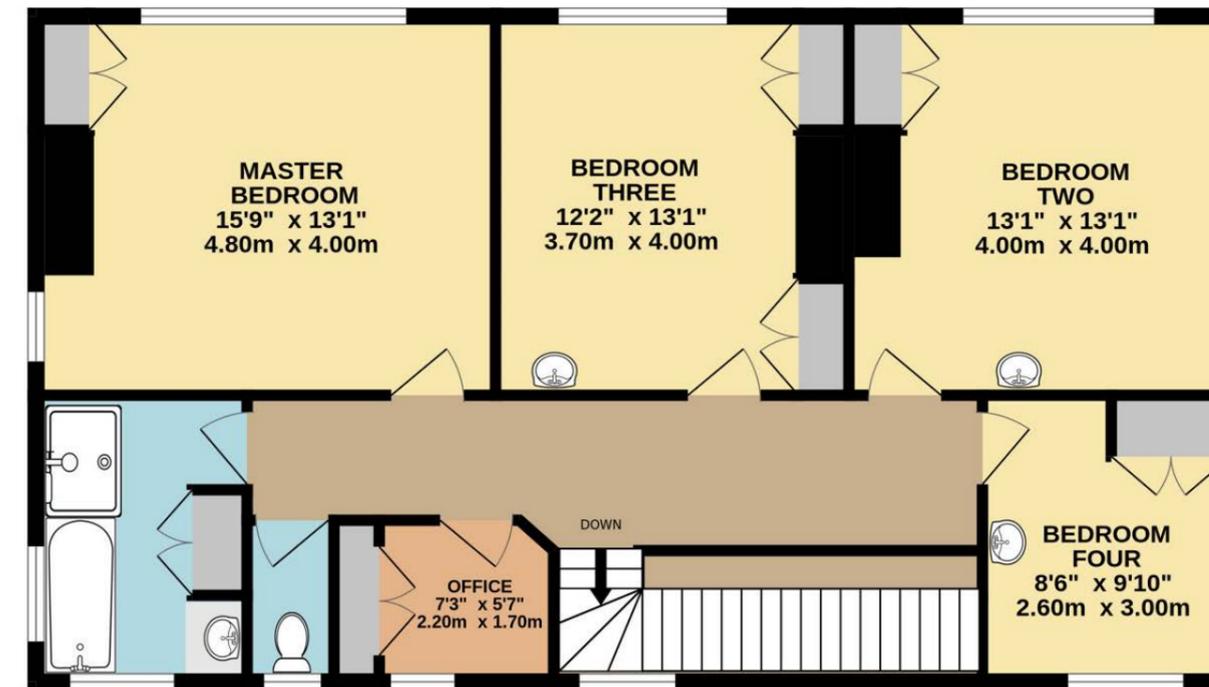
## KEY FEATURES

- Four Bedroom 1930's Detached Family Home
- Renovated to Modern Standards Including Full Rewire in 2025
- Impressive Entrance Hallway and Landing with Feature Staircase
- Large Lounge and Snug with Feature Fireplaces
- Separate Dining Room with French Doors out to Rear Garden
- Cottage Style Breakfast Kitchen with Superb Rangemaster Cooker and Complementary Utility Area
- Good Sized Bedrooms Throughout Plus Office with Built-In Storage
- Approx 1.25 Acre Plot with Stunning Open Field Views
- Manicured Lawn with Feature Pond and Mature Trees Including Magnificent Turkey Oak
- Electric Gated Entrance Leading to Large Pebbled Driveway and Detached Double Garage
- Freehold Property and Council Tax Band G

GROUND FLOOR  
1086 sq.ft. (100.9 sq.m.) approx.



1ST FLOOR  
921 sq.ft. (85.6 sq.m.) approx.



TOTAL FLOOR AREA : 2007 sq.ft. (186.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

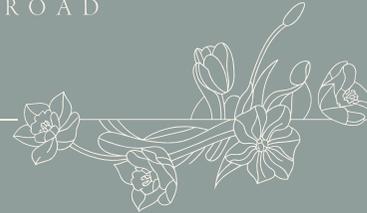
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	77 C
39-54	E		
21-38	F		
1-20	G		



# WEST CROFT

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WHAT3WORDS: covers.warm.clear

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